025.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,046,800 /	1,046,800
USE VALUE:	1,046,800 /	1,046,800
ASSESSED:	1,046,800 /	1,046,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAYIATES ARTHUR & ALISON P
Owner 2:	
Owner 3:	
Street 1:	9 ALLEN ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 3029 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	573,700	5,100	468,000	1,046,800
Total Card	0.126	573,700	5,100	468,000	1,046,800
Total Parcel	0.126	573,700	5,100	468,000	1,046,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.59 | /Parcel: 345.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16627
GIS Ref	
GIS Ref	
Insp Date	09/08/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.0-0004-0006.0

!2048!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	573,700	5100	5,500.	468,000	1,046,800	1,046,800	Year End Roll	12/18/2019
2019	104	FV	425,600	5100	5,500.	497,200	927,900	927,900	Year End Roll	1/3/2019
2018	104	FV	425,600	5100	5,500.	362,700	793,400	793,400	Year End Roll	12/20/2017
2017	104	FV	399,200	5100	5,500.	315,900	720,200	720,200	Year End Roll	1/3/2017
2016	104	FV	399,200	5100	5,500.	269,100	673,400	673,400	Year End	1/4/2016
2015	104	FV	355,800	5100	5,500.	263,300	624,200	624,200	Year End Roll	12/11/2014
2014	104	FV	355,800	5100	5,500.	216,400	577,300	577,300	Year End Roll	12/16/2013
2013	104	FV	370,100	5100	5,500.	205,900	581,100	581,100		12/13/2012

PRINT

Date	Time
12/10/20	17:33:28

LAST REV

Date	Time
10/27/17	07:47:14
ekelly	

PAT ACCT. 2048

USER DEFINED

Prior Id # 1:	16627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARNIK NADIA AN	22676-255		12/1/1992		217,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	468,002	Spl Credit
									Total:	468,000	

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99664903
Const Adj.:	0.99960202
Adj $ / SQ:	169.363
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704783
Depreciation:	131090
Depreciated Total:	573693

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

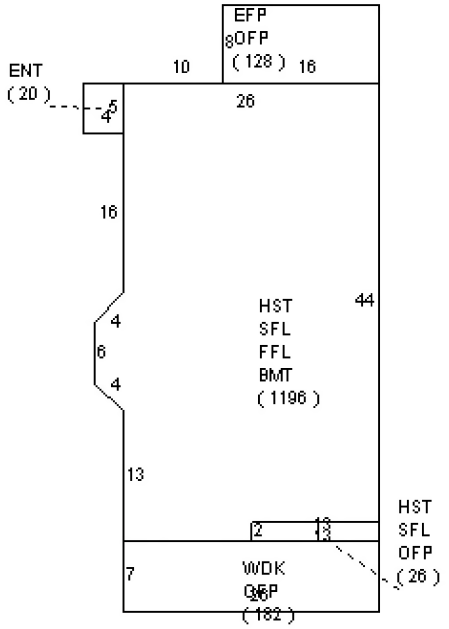
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.36
Special Features:	0	Val/Su Net:	117.30
Final Total:	573700	Val/Su SzAd	189.40

SKETCH



SUB AREA

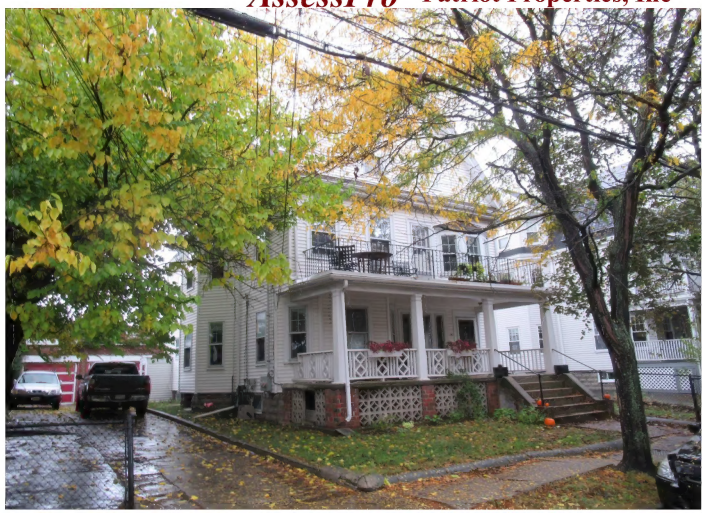
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,222	169.360	206,961
BMT	Basement	1,196	50.810	60,767
FFL	First Floor	1,196	169.360	202,558
HST	Half Story	611	169.360	103,481
OFP	Open Porch	336	21.400	7,191
WDK	Deck	182	11.490	2,091
EFP	Enclos Porch	128	48.480	6,205
ENT	ENTRY	20	26.390	528
Net Sketched Area:		4,891	Total:	589,782
Size Ad	3029	Gross Are	5502	FinArea 3029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More: N	Total Yard Items:	5,100	Total Special Featues:		Total: 5,100